

142.0

0004

0011.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

730,500 / 730,500

USE VALUE:

730,500 / 730,500

ASSESSED:

730,500 / 730,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		BONAD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BARLAS DEMETRA	
Owner 2:	
Owner 3:	
Street 1: 24 BONAD RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: OSULLIVAN TIMOTHY -	
Owner 2: -	
Street 1: 77 WATERTOWN ST	
Twn/City: WATERTOWN	

St/Prov: MA	Cntry	
Postal: 02472	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1919, having primarily Aluminum Exterior and 1378 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

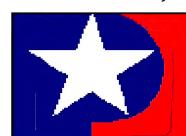
PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value

101	One Family	4662	Sq. Ft.	Site	0	80.	1.20	9														

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description			User Acct	
101							4662.000		282,300		300		447,900		730,500					91876	
Total Card							0.107		282,300		300		447,900		730,500					GIS Ref	
Total Parcel							0.107		282,300		300		447,900		730,500					GIS Ref	
Source: Market Adj Cost																				Insp Date	
																				12/02/17	



PREVIOUS ASSESSMENT								Parcel ID		PAT ACCT.									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date									
2022	101	FV	282,300	300	4,662.	447,900	730,500		Year end	12/23/2021									
2021	101	FV	274,100	300	4,662.	447,900	722,300		Year End Roll	12/10/2020									
2020	101	FV	244,800	300	4,662.	447,900	693,000	693,000	Year End Roll	12/18/2019									
2019	101	FV	211,200	300	4,662.	419,900	631,400	631,400	Year End Roll	1/3/2019									
2018	101	FV	211,200	300	4,662.	347,100	558,600	558,600	Year End Roll	12/20/2017									
2017	101	FV	211,200	300	4,662.	319,100	530,600	530,600	Year End Roll	1/3/2017									
2016	101	FV	211,200	300	4,662.	291,100	502,600	502,600	Year End	1/4/2016									
2015	101	FV	199,300	300	4,662.	285,500	485,100	485,100	Year End Roll	12/11/2014									

BUILDING PERMITS												ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
7/8/2019	996	Addition	75,220	O					7/15/2020	Left Notice	DGM	D Mann							
10/15/2018	1495	Inter Fi	14,850	C					7/15/2020	Permit Visit	DGM	D Mann							
8/23/2018	1203	Alterati	6,800	C					12/2/2017	MEAS&NOTICE	HS	Hanne S							
7/31/2018	1070	Redo Kit	32,935	C					5/14/2015	SQ Returned	MM	Mary M							
7/24/2018	1026	Heat App	9,405	C					12/3/2008	Meas/Inspect	189	PATRIOT							
									11/17/1999	Meas/Inspect	256	PATRIOT							
									1/1/1982		CS								

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																						
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	OF= BMT SINK.								16	14	14	2	2																
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall: %	A Bath: 1	Rating:	3/4 Bath: 1	Rating:	A 3QBth: 1	Rating:	1/2 Bath: 1	Rating:	A HBth: 1	Rating:																					
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREEN	View / Desir:	OthrFix: 1	Rating: Average									RESIDENTIAL GRID																				
GENERAL INFORMATION				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1																										
Grade: C - Average	Year Blt: 1919	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Good	A Kits: 1	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O														
Jurisdct: G21	Fact: .	Const Mod:	Lump Sum Adj:	Fpl: 1	Rating:	Other																												
				WSFlue: 1	Rating:	Upper																												
				Lvl 2																														
				Lvl 1																														
				Lower																														
				Totals								RMs: 6	BRs: 3	Baths: 1	HB																			
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING								RES BREAKDOWN																		
Avg Ht/FL: STD	Prim Int Wal: 6 - Average	Sec Int Wall: %	Partition: T - Typical	Phys Cond: GD - Good	18. %	Functional: %	Economic: %	Special: %	Override: %	Exterior:	No Unit	RMS	BRS	FL	1	6	3	M																
Prim Floors: 4 - Carpet	Sec Floors: %	Bsmnt Flr: 12 - Concrete	Subfloor:	Kitchen:																														
Bsmnt Gar:	Electric: 3 - Typical	Const Adj.: 1.02910507	Adj \$ / SQ: 187.554	Baths:																														
Insulation: 3 - Typical	Int vs Ext: S	Other Features: 60500	Grade Factor: 1.00	Plumbing:																														
Heat Fuel: 1 - Oil	Heat Type: 5 - Steam	NBHD Inf: 1.00000000	NBHD Mod:	Electric:																														
# Heat Sys: 1	% Heated: 100	% AC: %	LUC Factor: 1.00	Heating:																														
Solar HW: NO	Central Vac: NO	% Com Wal	Adj Total: 346837	General: %																														
				Depreciation: 64512	Totals								1	6	3																			
CALC SUMMARY				COMPARABLE SALES																														
				Rate	Parcel ID	Typ	Date	Sale Price																										
				WtAv\$/SQ:	AvRate:	Ind.Val																												
				Juris. Factor: 1.00	Before Depr: 187.55																													
				Special Features: 0	Val/Su Net: 120.03																													
				Final Total: 282300	Val/Su SzAd 228.03																													
MOBILE HOME				Make:	Model:	Serial #	Year:	Color:																										
SPEC FEATURES/YARD ITEMS				PARCEL ID 142.0-0004-0011.0								IMAGE																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									AssessPro Patriot Properties, Inc							
19	Patio	D	Y	1	6X12	A	AV	1970	6.00	T	39.2	101			300			300																
More: N	Total Yard Items:	300	Total Special Features:									Total:	300																					